153.0	0002	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	970,000	/	970,000
USE VALUE:	970,000	/	970,000
ASSESSED:	970,000	/	970,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		EASTERN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	QUINN LARISSA J & SAMUEL N
Owner 2:	
Owner 3:	
Street 1:	88 EASTERN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CIMENO THOMAS E JR--ETAL -
Owner 2:	CIMENO MARGARET A -
Street 1:	88 EASTERN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1935, having primarily Aluminum Exterior and 2455 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	490,000		480,000	970,000
Total Card	0.138	490,000		480,000	970,000
Total Parcel	0.138	490,000		480,000	970,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 395.10 | /Parcel: 395.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	101482
GIS Ref	
GIS Ref	
Insp Date	04/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 153.0-0002-0003.0

!11989!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	490,000	0	6,000.	480,000	970,000	970,000	Year End Roll	12/18/2019
2019	101	FV	364,700	0	6,000.	450,000	814,700	814,700	Year End Roll	1/3/2019
2018	101	FV	364,700	0	6,000.	372,000	736,700	736,700	Year End Roll	12/20/2017
2017	101	FV	364,700	0	6,000.	342,000	706,700	706,700	Year End Roll	1/3/2017
2016	101	FV	304,900	0	6,000.	312,000	616,900	616,900	Year End	1/4/2016
2015	101	FV	297,400	0	6,000.	306,000	603,400	603,400	Year End Roll	12/11/2014
2014	101	FV	297,400	0	6,000.	284,400	581,800	581,800	Year End Roll	12/16/2013
2013	101	FV	297,400	0	6,000.	270,600	568,000	568,000		12/13/2012

PRINT

Date	Time
12/11/20	02:06:44

LAST REV

Date	Time
06/12/19	08:55:33

danam

USER DEFINED

Prior Id # 1:	101482
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11989

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CIMENO THOMAS E	1492-80		6/30/2016		886,000	No	No		
CIMENO THOMAS E	1352-34		4/10/2008	Family	1	No	No		
	850-70		6/17/1974		46,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/12/2019	187	Window/S	40,000	C				
4/5/2018	367	Re-Roof	15,875	C				
10/26/2017	1422	Inter Fi	95,000	C				
6/15/2011	587	Redo Bas	21,396	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2018	MEAS&NOTICE	HS	Hanne S
12/5/2008	Meas/Inspect	345	PATRIOT
1/20/2000	Inspected	264	PATRIOT
12/9/1999	Mailer Sent		
11/22/1999	Measured	272	PATRIOT
7/21/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	80.	1.00	9									480,000						480,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	480,000	Spl Credit		Total:	480,000

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	3 - Gambrel
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.8 %

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12912393
Const Adj.:	0.99960202
Adj $ / SQ:	141.084
Other Features:	92300
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	549343
Depreciation:	59329
Depreciated Total:	490014

COMMENTS

SINK IN BMT PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

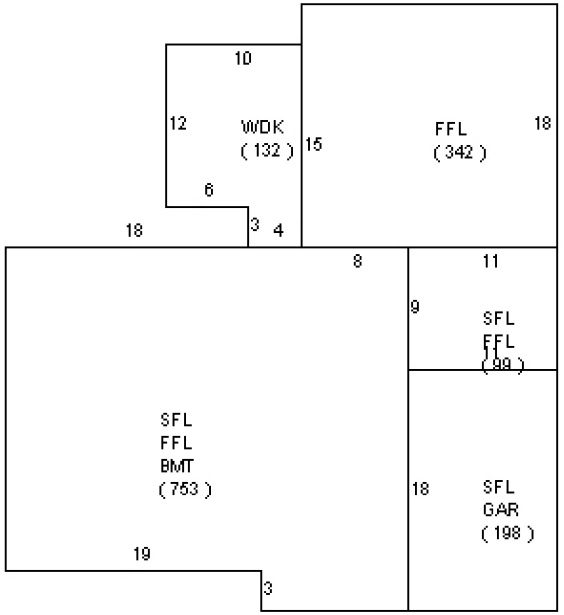
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	170.71
Special Features:	0	Val/Su Net:	149.66
Final Total:	490000	Val/Su SzAd	223.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,194	141.080	168,455
SFL	Second Floor	997	141.080	140,732
BMT	Basement	753	60.100	45,257
GAR	Garage	198	27.620	5,468
WDK	Deck	132	13.570	1,791

Net Sketched Area:	3,274			Total:	361,703
Size Ad	2191.4999	Gross Are	3327	FinArea	2455

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	35	G	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 153.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: